



8110 SHAFFER PARKWAY
Littleton, Colorado 80127



PROPERTY FEATURES

- Located in the heart of Ken Caryl Business Park
- Corporate office setting
- Grade-level loading
- Eleven private offices, nine on glass
- 850 SF training room
- Two restrooms
- Covenant controlled business park
- Suitable for a variety of uses
- Local ownership and management

BUILDING SPECIFICATIONS

Suite:	130	NNN Expenses:	\$5.75/SF
Available SF:	7,280 SF	Clear Height:	Office: 9'-0" Warehouse: 16'-0"
Office Area SF:	3,815 SF	Power:	110/208, 3 Phase
Warehouse SF:	3,465 SF	Zoned:	PD
Lease Rate:	\$13.35/SF NNN	Availability:	January 1, 2023

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

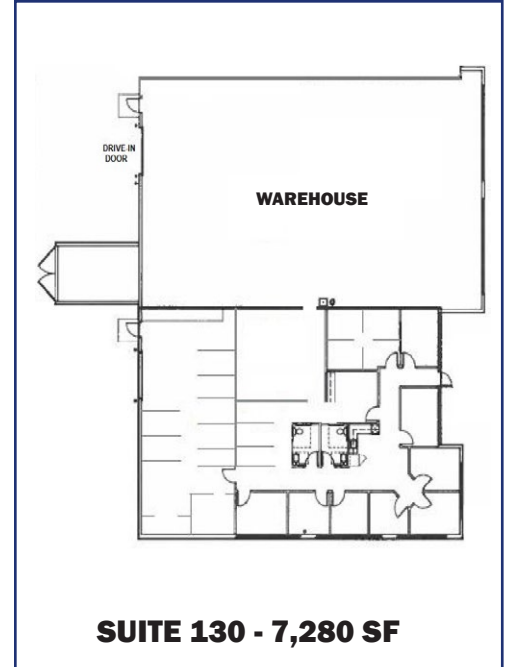
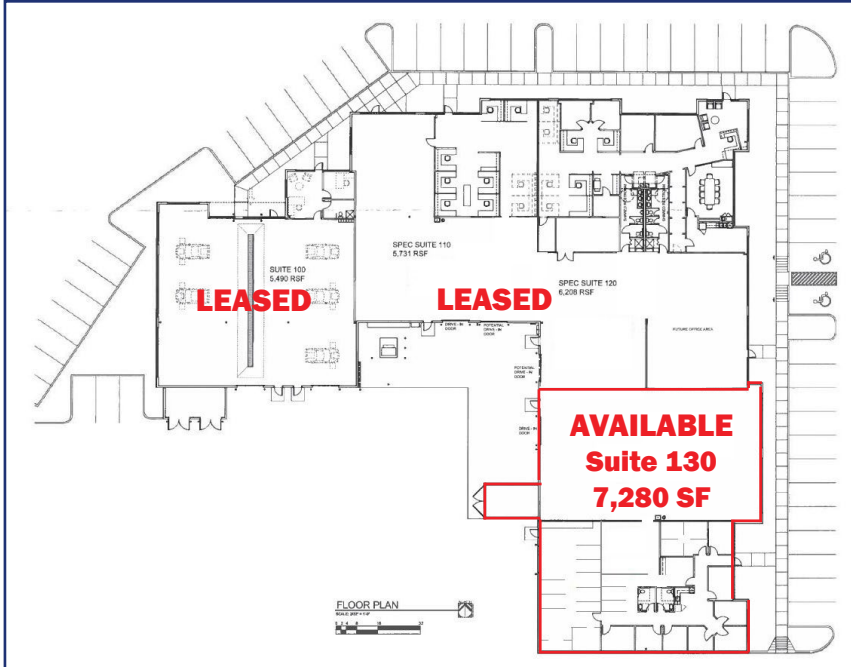
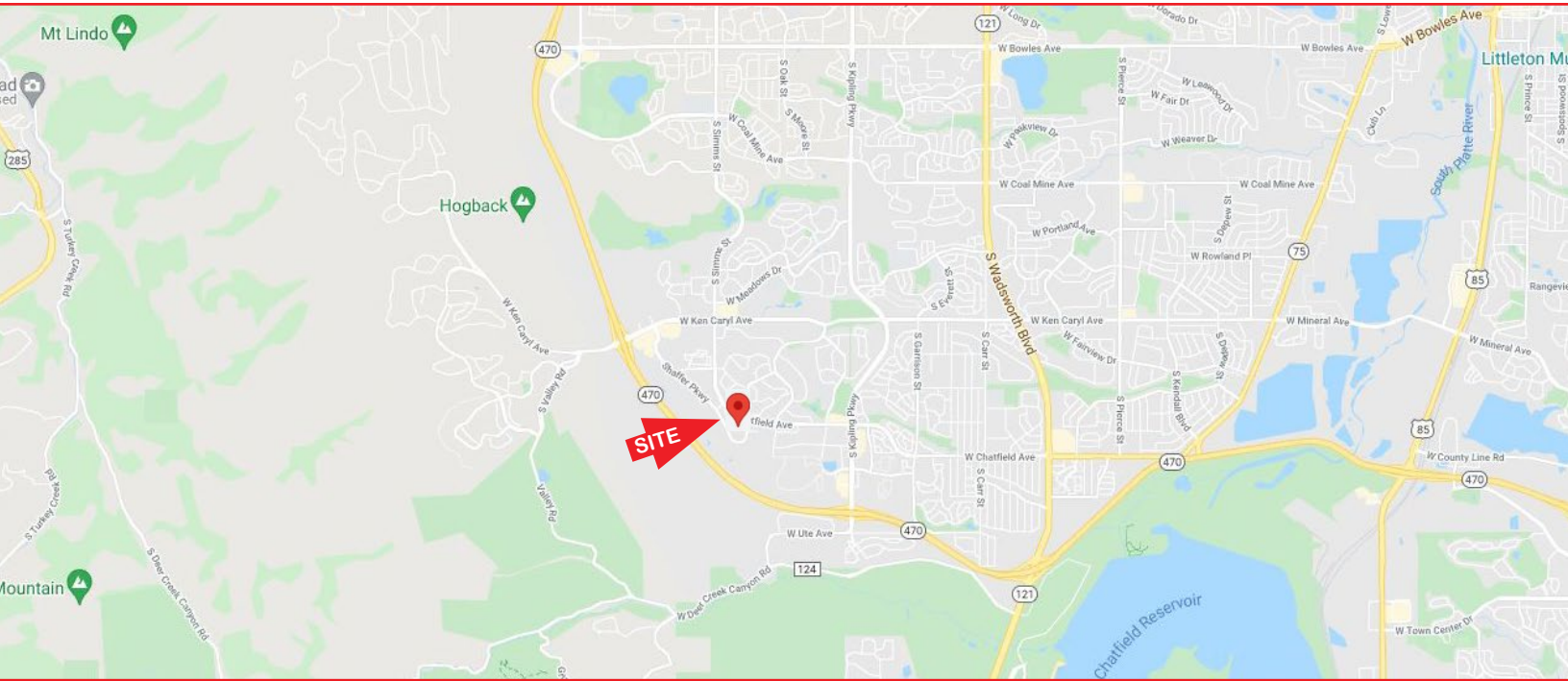
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